

June 22, 2010

Site Plan: NWC Eldorado & Teel Addition, Block A, Lot 2 (SPFP10-0009)
Owner(s): CMTEX, LLC

DESCRIPTION:

A convenience store with gas pumps, an office, a carwash and an automotive repair (minor) facility on one lot on 1.8± acres on the northwest corner of Teel Parkway & Eldorado Parkway. Zoned Retail. Neighborhood #49. SM

REMARKS:

Access:	Access is provided from Teel Parkway and Eldorado Parkway.
Cross Access:	Cross access is provided to the north and west.
Parking:	Parking is adequate. A parking easement has been dedicated for three spaces on Lot 1 to provide the required parking for Lot 2; however, four additional off-site parking spaces are needed due to the increase in building area. A revised conveyance plat has been submitted to dedicate an additional parking easement on Lot 1, as well as other necessary off-site easements.
Open Space:	Open space is adequate. It will include a 400 square foot green roof.
Tree Preservation:	This site does not contain any protected trees.
Landscape Plan:	A landscape plan has been submitted for staff review.
Screening:	Screening is not required.
Façade Plan:	A façade plan has been submitted for staff review.
Additional Information:	A TxDOT permit is required to develop along Eldorado Parkway. Any relocation of traffic signals or power poles along the right-of-way will be reviewed by TxDOT and the City. The site plan conforms to the preliminary site plan approved by the Planning & Zoning Commission on April 27, 2010.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Revised Conveyance Plat to dedicate off-site easements prior to release for construction.
4. Approval and recordation of a final plat prior to Final Acceptance.
5. Additions and/or alterations resulting from Engineering Services' review of the construction plans.